

Lakeside Community Council  
Minutes May 29, 2007

Meeting called to order by Chairman Gregg Schoh. Jerry Thornburg was not present to read the minutes and it was agreed that these would be reviewed and approved at the next meeting.

Members present - Gregg Schoh, Bill Buxton, Bruce Young, David Reynolds, Dave Anderson, and Janet Heinze. Members absent - Jerry Thornburg.

Gregg Schoh asked for committee reports and Tamara Tanberg reported that everything was going well with the park committee.

A Petition for Zoning the Spring Creek area was presented by Peggy Hedin who is a resident of the Spring Creek area. The zoning request is for an R-1 designation that would restrict developments to a maximum of 1 residential unit per acre. Peggy reported that approximately 75 percent of the residents in the area were in support of the zoning request and the remaining 25 percent of the residents did not respond to the petition.

Gregg Schoh noted that properties located east of the ridge that runs through the proposed zoning area were not included in the petition and asked why this area was not included. Peggy stated that there is no direct access to this property from the Spring Creek area.

Jim Etzler who owns 19.5 acres north of the intersection of Spring Creek Road and US Highway 93 stated that he is not in favor of annexation and protested the fact that he was unaware that there was even a petition to zone this area until the Saturday immediately prior to the May 29, 2007 Lakeside Community Council Meeting.

Bill Buxton stated he understood that the residents of this area were within their rights to not inform the Jim Etzler of their intentions to incorporate his property in their zoning petition. Bill also stated that he was very disappointed that this effort seemed to be a "sneak attack" to prevent a potential future condo project on the 19.5 acres owned by Jim Etzler and that it did not appear that a good faith "neighborly" effort was made to work with Mr. Etzler.

Bruce Young stated that this area has always been rural in nature and he is not happy with the idea of condos in this area. Bruce also commended the residents of the Spring Creek area for the effort they have put into this zoning request.

Dave Reynolds expressed concern that this zoning process began after a landowner in the area had proposed a development that included condos. Dave stated that Jim Etzler had invested time and money into a property whose current zoning allowed development that included condos and it was not right to force a zoning change on this property owner.

May 29, 2007 Page 2

Dave Anderson moved to approve the Petition for Zoning and the motion was seconded by Bruce Young. The Petition for Zoning was approved on a 4-1 vote by the Lakeside Community Council.

BJ Grieve (Flathead County Planning Department) and Charles Lapp (Developer) both gave short presentations related to the proposed Spurwing Creekside Subdivision.

Bruce Young asked how stormwater was going to be managed and BJ stated that there was a plan in place that would be reviewed by the Montana Department of Environmental Quality. Charles Lapp stated that stormwater would be collected and allowed to percolate into the soils. This would essentially be a drainfield type system that would be located in the ditches on the edge of the road.

A resident of the area (355 Adams Street) expressed concern with the road improvement plan that Charles Lapp had for Adams Street. Proposed modifications to Adams Street resulted in the need to relocate the access to 355 Adams Street and the homeowner was objecting to this plan. Bill Buxton noted that the requirement to improve Adams Street was a condition of approval of a previous phase and this issue was not related to the Spurwing Creekside project currently being discussed. The Council encouraged the landowner, developer, and developer's engineer to meet outside of the meeting to work out an acceptable solution.

Janet Heinze moved to approve the Spurwing Creekside Subdivision and the motion was seconded by Dave Anderson. The Spurwing Creekside Subdivision was unanimously approved by the Lakeside Community Council.

Eric Giles (Flathead County Planning Department) and Narda Wilson (Developer's Representative) both gave short presentations related to the proposed Bear Mountain Subdivision. After a short discussion Bill Buxton moved to approve the Bear Mountain Subdivision and the motion was seconded by Dave Reynolds. The Bear Mountain Subdivision was unanimously approved by the Lakeside Community Council.

Allison Scott addressed the Council and reported that she and her husband had just recently moved to Lakeside and was at the meeting to meet more people and to get more involved in the community. Allison did comment that she was disappointed with the presentation materials that were used during the presentation of the various proposed developments.

A motion was made to adjourn by Bruce Young, seconded by Dave Anderson. Meeting adjourned.